

FREDERICK COUNTY PLANNING COMMISSION

June 12, 2019

TITLE: Urbana One

FILE NUMBER: SP-03-07, AP# 19347

REQUEST: **Concept Site Development Plan Approval**
The Applicant is requesting Concept Site Development Plan approval for a 7,400 s.f. commercial development located on a 0.45-acre site zoned Village Center (VC).

PROJECT INFORMATION:

ADDRESS/LOCATION: Located on the east side of Urbana Pike at the terminus of Mantz Lane, adjacent to the Villages of Urbana PUD
TAX MAP/PARCEL: TM 96; Parcels 116
COMP. PLAN: Village Center (VC)
ZONING: Village Center (VC)
PLANNING REGION: Urbana
WATER/SEWER: W-4; S-4

APPLICANT/REPRESENTATIVES:

APPLICANT: Urbana One, LLC
OWNER: - same -
ENGINEER: Harris Smariga
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Denis Superczynski

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

EXHIBIT 1- Concept Site Plan Rendering
EXHIBIT 2- Proposed Buildings – 3D Illustration

STAFF REPORT

Development Request

The Applicant is requesting Concept Site Development Plan approval for a commercial development consisting of one (1) structure (an existing garage building that will be retained, renovated, and greatly expanded) on a 0.45-acre parcel. The proposed plan includes:

Concept Plan Details:

- **Existing Garage Structure** - An existing 2-car garage structure, located toward the rear of the site, will be renovated into commercial office space.
- **Existing House** – The existing single-family dwelling will be demolished.
- **New Addition to Existing Structure** – The existing structure will be expanded southwesterly toward the front of the site, facing Urbana Pike, resulting in a 2-story commercial structure (3,700 s.f. building footprint) with 7,400 s.f. of commercial space, including a structurally-integrated, pass-through breezeway and stairwell joining the existing structure to the new addition.

The land uses proposed on the concept plan would be categorized as 'Professional Office' and 'Medical Clinic' per §1-19-5.310 (Use Table) in the Zoning Ordinance. All proposed uses are principal permitted uses in the Village Center Zoning District with Site Development Plan approval.

As required by Zoning Ordinance §1-19-7.500(D), Site Development Plan proposals in the VC Zoning District are required to submit plans to the Planning Commission for Concept Site Development Plan Approval. This Concept Site Development Plan must demonstrate how the proposed activity will meet development standards listed in §1-19-7.500(C).



Proposed Urbana One office center at 3535 Urbana Pike

BACKGROUND

Development History

The structure at 3535 Urbana Pike (Parcel 116) has been utilized as a single-family home since its construction in 1950. The site received Site Plan approval in 2004 for the operation of a small retail shop (approx. 800 s.f.) in the existing single-family detached house. The garage has since been expanded and now includes approximately 1,790 square feet of space.

Existing Site Characteristics

The Site is currently occupied by the mid-century home, the garage, a paved parking area for approximately 6 vehicles, a single driveway access onto Urbana Pike, and a line of evergreen trees and shrubs along the western property boundary. This section of Urbana Pike remains a state roadway with Collector status as shown on the County Comprehensive Highway Plan, though the road will be conveyed to the County imminently. The land is relatively flat with a noted low area at its northeastern corner. The property is currently served by an existing well and septic system which would be abandoned under this proposal in favor of a connection to the public water and sewer lines currently running through the adjacent parcel.

The adjoining parcel to the east is identified as a future partner site in what would be a coordinated commercial development project. The proposed Concept Plan for Parcel 116 constitutes the first step in this process.

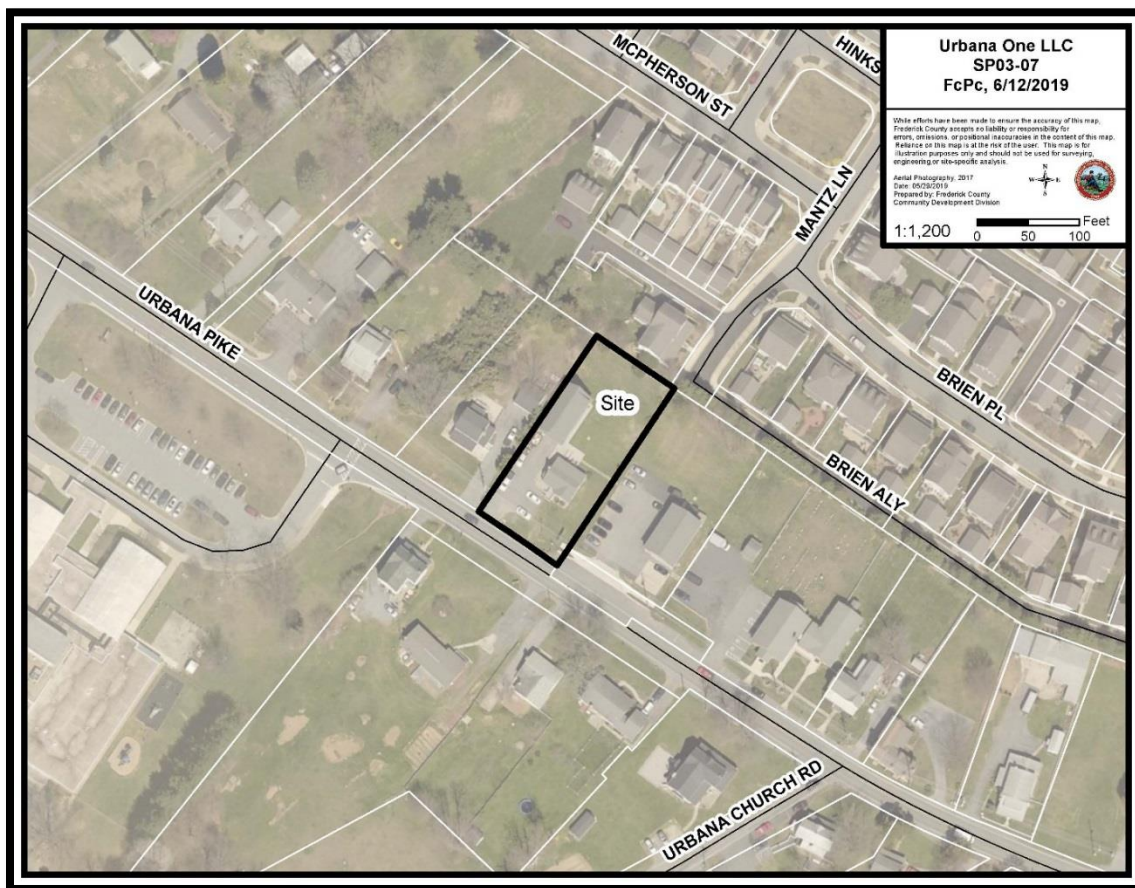


Figure 1- General aerial view showing site

Surrounding land uses include: The Villages of Urbana PUD on the northern edge of the Site, single-family residential uses along Urbana Pike (east and west sides), real estate offices, a church, the site of the new Urbana Elementary School (under construction), and several small retail, restaurant, and office uses within a few hundred feet of the subject Site. The final structure in the village-scaled commercial/office/retail center known as Casabella Commons, is nearing completion directly across the street.

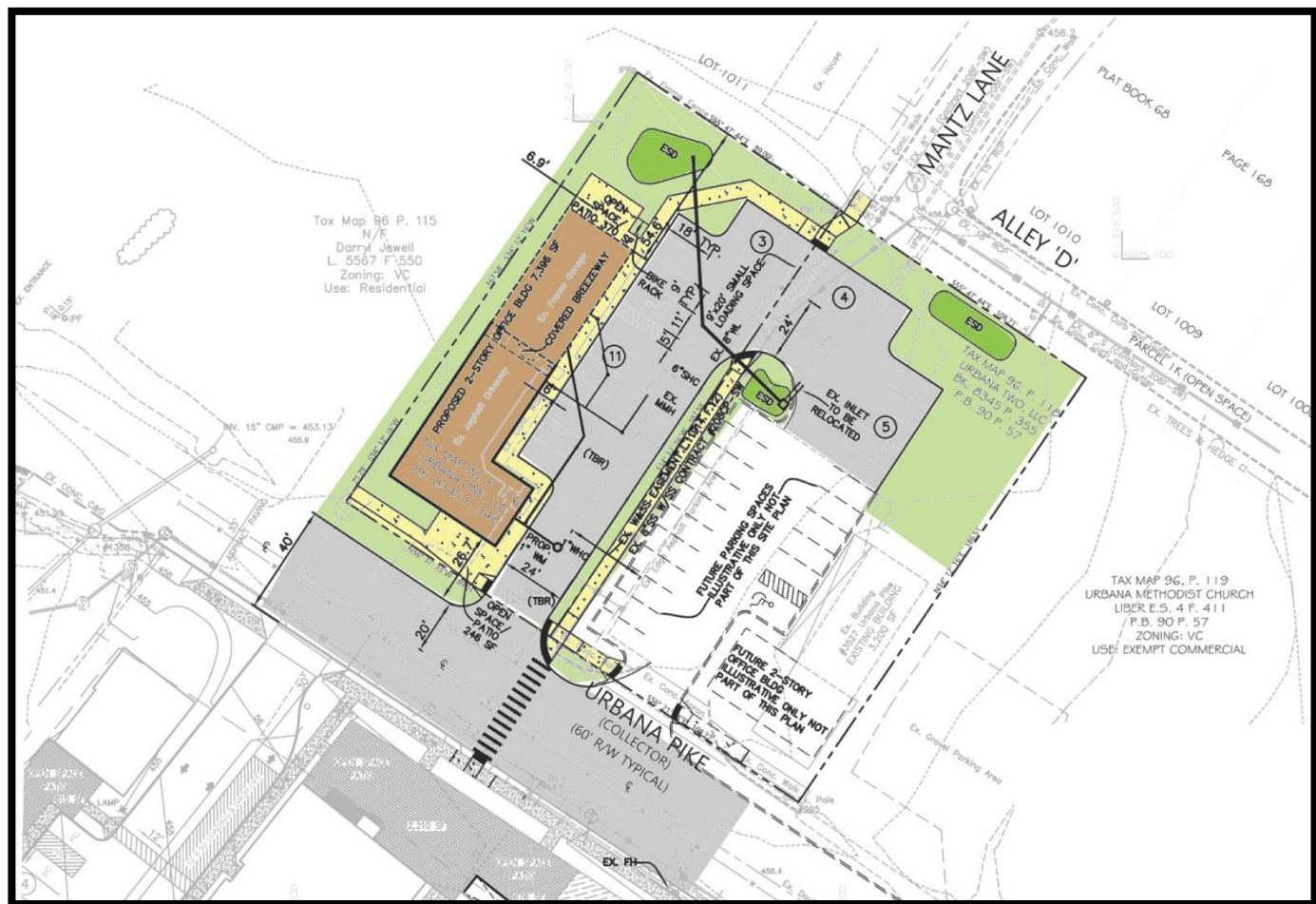


Figure 2 - Rendering of proposed plan for Parcel 116 identifying the adjacent parcel as a future partner site in this proposed commercial development.

ANALYSIS

Summary of Development Standards Findings and Conclusions

Form and Layout

The Applicant proposes to redevelop an existing garage structure on the Site, situated northwest of the existing SFD which is to be demolished as part of the development of a small, village-scaled commercial office building. The existing garage structure will be renovated and expanded with an addition that will expand toward the street and ultimately face Urbana Pike, while gaining vehicular access via a new driveway to be located approximately 24 feet east of the existing drive on the property. The longer façade of the ultimate structure will face an internal parking area bounded on its eastern side by a sidewalk island serving as a pedestrian route connecting Mantz Lane (Villages of Urbana PUD) to Urbana Pike. The new Urbana Elementary School will be located approximately 200 feet from this pedestrian connection thus formalizing a pedestrian route already established by students and adults seeking direct access to the older parts of Urbana. Although no public plaza or open space is required by the Zoning Ordinance as a result of this site plan application, the front entrance area as well as the pedestrian island and rear patio will provide modest communal spaces that will serve employees and visitors to the development. Some on-street parking is anticipated in keeping with the County's preferred street section on this segment of Urbana Pike. These spaces - though limited in number due to the proximity of the driveway access along the narrow lot frontage – will serve as overflow parking for users of this structure and for other existing uses in the vicinity.

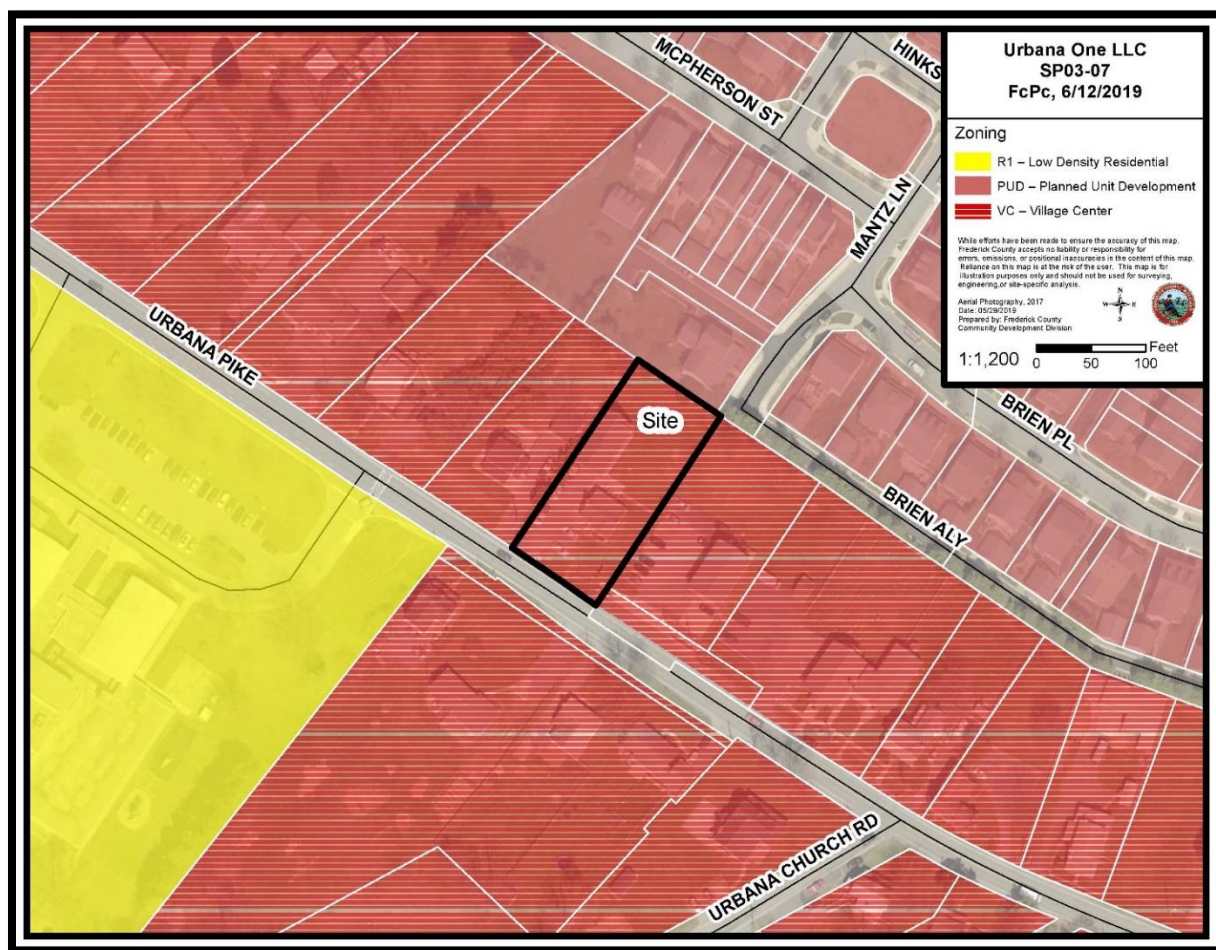


Figure 3- Zoning of site and vicinity in Urbana.

Renovated and Expanded Commercial Office Building – The proposed 2-story, 7,400 s.f. structure will be typical of the scale and massing of new and redeveloped buildings in Urbana in recent years. The massing of the proposed structure takes its cues from surrounding buildings and approximates the width of many single-family homes and commercial structures in the older village. While it will be clear – even to passive viewers - that the building is newly renovated and expanded, the addition of this commercial center constitutes a continuation of the pattern of respectful massing that dominates the neighborhood in this section of Village Center in Urbana. The use of the gable roof, the dormers, the roof overhangs, and pedestrian scaled features will provide traditional architectural elements similar to those found on many older homes in Urbana’s VC district.



View of south façade (Urbana Pike) and eastern facades (facing internal parking courtyard)

The parking area will be developed along the building’s eastern edge, meeting the design standard that seeks to push vehicular parking to the side and rear of structures in the VC district. If the adjacent property develops as planned, the shared parking element will be expanded to serve the entirety of the commercial center and allow for a secondary access onto Urbana Pike (a loop drive). The pedestrian island will provide an effective break in the parking field allowing for some vegetation to disrupt the visual impact of a parking lot. A second sidewalk is also proposed for the site, serving the entrances of individual office suites while providing additional capacity for moving between Urbana Pike and Mantz Lane.

Building Footprints – Existing VC Structures in the Vicinity

Casabella Commons	4,400 sf, 3,600 sf, 3,000 sf, & 1,500 sf
3527 Urbana Pike	2,000 sf

3504 Urbana Pike	2,100 sf
3509 Urbana Pike	2,040 sf
3521 Urbana Pike (church)	3,700 sf
3526 Urbana Pike	1,560 sf
3528 Urbana Pike	1,400 sf

The variety of building sizes in the immediate vicinity demonstrates that the proposed building footprint of 3,700 sf is on the higher end of the spectrum for this neighborhood but still well within the range of both new and existing building sizes located nearby.



Figure 4- Aerial view of the site and its surroundings looking north. For a reference point, in this image, Casabella Commons is under construction. The dirt/gravel pathway on the north side of Urbana Pike illustrates the existing informal route used by local pedestrians seeking access to Urbana Pike.

Access and Parking

The existing driveway serving the existing house and garage will be relocated in coordination with frontage improvements along Urbana Pike. As proposed, the driveway and parking areas can function autonomously (relying on a shared parking agreement). If the adjoining property is developed at a later date as a reflection of the Urbana One proposal, the combined properties will share two access drives, all parking areas (approximately 40 spaces), and the pedestrian connection between the PUD and Urbana Pike.

Adequate parking is available for the proposed uses in this application (medical clinic, professional offices) but may require a modest parking modification request if the number of spaces does not reach the target established in the Zoning Ordinance. On-street parking may serve as a modest overflow area for these

and other properties along Urbana Pike.



View of the proposed expanded office building as seen from Urbana Pike, southeast of the site.

Development Density

There is no requirement regarding non-residential density established in the Village Center Zoning District, other than those dimensional and performance standards discussed elsewhere in this staff report.

Mixed Uses

No mix of uses is proposed in this Concept Site Plan. The proposed uses are for professional offices, and medical clinic/offices (Commercial Business and Personal Services). No residential uses are proposed or required.

Public Facilities

The Site is currently classified S-4/W-4 in the County's Water and Sewerage Plan. The building will connect to the existing public service lines and abandon on-site well and septic infrastructure per the requirements of DUSWM and the Health Department. Public sidewalks across the Urbana Pike frontage are proposed in this plan and will provide points of connection to the larger pedestrian network when adjacent lots develop or redevelop.



Figure 5 - View of Site toward the northeast.



Figure 6- Aerial view toward the north showing the relationship between the subject Site and the future coordinating partner site.

Concept Plan Approval for VC projects is required as provided in §1-19-7.500(D) of the Frederick County Zoning Ordinance.

Site Development §1-19-7.500 (D): *Development requiring site development plan review, as provided in §1-19-5.310 Use Table, shall receive concept plan approval from the Planning Commission or its authorized representative as the first step in the development review process. The concept plan, submitted in conformance with §1-19-3.301.2 (B) shall demonstrate:*

(a) The manner in which the Village Center Design Standards have been met by the proposed development;

- **Site Development and Layout –**

- Every effort has been made by the Applicant to ensure that the proposed buildings face the public ways and internal, semi-public spaces (Urbana Pike and Mantz Lane).
- The Applicant makes good use of the traditional village building form – multi-story structures that reflect traditional architectural forms and elements are proposed in the new and renovated portions of the structure.
- On-site vehicular parking areas and associated parking pads will be located to the side of the structure.
- As an infill project in a rapidly redeveloping village, the opportunity remains for on-street parking spaces (constructed as frontage improvements and reviewed and approved for the reconfigured Urbana Pike) to serve not only the fronting structures, but surrounding uses as well. The cumulative effect over time results in fewer paved surfaces while maintaining adequate parking spaces for all residents/visitors in Urbana.
- The Applicant will be proposing one full movement driveway onto Urbana Pike at the time of Site Development Plan Review, to occur at the location indicated on the plan. An interconnection to the adjoining site is proposed as well, honoring the design guideline seeking such connections. The proposed layout allows for pedestrian interconnections between this and other property in the surrounding neighborhood. The formalization of the pedestrian connection to the Villages of Urbana PUD – via Mantz Lane – is a significant improvement in the network of sidewalks and paths serving both the new development and the older existing portion of the village.
- Refuse and recycling can be accommodated at a location on the Site with limited visibility from Urbana Pike.

- **Building Massing and Bulk –**

- Building Footprint – The proposed addition to the existing garage building will result in a single larger structure, though not significantly larger than the footprint of the two existing buildings on the site. The proposed footprint is nearly identical to that of many of the buildings situated along Urbana Pike and is consistent with Section 1-19-7.500 (C)(4).
- The proposed structures generally complement the overall form of surrounding buildings and maintain (and re-establish through infill development) a consistent pattern and texture in the built environment.
- The proposed height of the structure approximates that of surrounding buildings (24 feet), while the use of the gabled roofline provides a close visual match to the height of those homes and businesses within sight of the proposed development, particularly those structures across the street which comprise the Casabella Commons development.
- The two primary building facades in this project are oriented to show their access/entry

- features to the public street.
- The Concept Plan illustrates the use of human-scaled architectural elements such as covered entries and residentially-scaled doors and windows.
- Although specifics regarding materials and finishes will be determined at the time of Site Plan review, the visualization material submitted for the Concept Plan provides details of the proposed building shape, height, massing and window/door placement. The building echoes the window and door placement and scale of other buildings in the vicinity.

The Applicant has submitted three-dimensional renderings of the proposal which demonstrate how the proposal seeks to meet these standards. Staff will continue to work with the Applicant to ensure building design and finishes that are internally cohesive and respectful of the structures in the vicinity of the Site.

● ***Dimensional Regulations (Height and Setbacks) –***

Per §1-19-7.500(B)(3) the VC district provides for the establishment of dimensional standards on a site-by-site basis, using adjoining and facing buildings as a guide. The building heights (for the new structures) proposed at a maximum of 24' and no more than 2 stories are intended to match/complement the existing houses on adjacent and facing parcels. The proposed setbacks were determined based on the averages of existing and facing buildings as required by the VC district provisions and will serve to reinforce a more pedestrian-friendly local streetscape. It is the practice of the Development Review Department to consider the distance (setback) between building facades and the curb as a primary design metric in establishing the legally-defined setback for zoning purposes. This policy accounts for the wide variance in road right-of-way width throughout many of our village center neighborhoods. Ultimately, the determination of appropriate setbacks is based upon the visual and functional experience of a person at the site, thus fulfilling the spirit and intent of the Village Design Standards and Guidelines.

Building Yard Setbacks – Existing VC Structures in the Vicinity (range in feet to edge of pavement)

<u>Address</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
3528 Urbana Pike	40'	17'8'	N/A
Smith Store	8'-12'	0'/40'	145'
3553 Urbana Pike	78'	11'/21'	273'
3549 Urbana Pike	55'	2'/30'	305'
3543 Urbana Pike	47'	9'/63'	120'
3539 Urbana Pike	44'	19'/24'	125'
3535 Urbana Pike	54'	16'/38'	120'
3535 Urbana Pike (garage)	95'	7'/47'	55'
3527 Urbana Pike	47'	2'/65'	87'
3521 Urbana Pike (church)	32'	93'	107'
3519 Urbana Pike (church)	56'	2'	82'
3515 Urbana Pike	28'	2'/20'	114'
3538 Urbana Pike	32'	13'	432'
3536 Urbana Pike	40'	N/A	150'
3534 Urbana Pike	42'	N/A	102'
3532 Urbana Pike	23'	2'	130'
3524 Urbana Pike	36'	17'/42'	N/A
Average (mean)	32'	23'	164'

Proposed Height of Structures

In the VC district – within designated Community Growth Areas such as Urbana – the maximum building height permitted is 40 feet. The proposed structure will be 26 ft in height as measured by the ordinance requirements, although the peak of the gable will actually climb to approximately 28-30 ft. in height.

Building Height – Existing VC Structures in the Vicinity (ordinance measured/peak point)

3553 Urbana Pike	14'
3549 Urbana Pike	14'
3543 Urbana Pike	20'
3539 Urbana Pike	25'
3535 Urbana Pike	15'-6"
3535 Urbana Pike (garage)	22'-6"
3527 Urbana Pike	22'-6"
3521 Urbana Pike (church)	23'-6"
3519 Urbana Pike (church)	16'
3515 Urbana Pike	21'-6"
Smith Store (2 peaks)	23'/17'
3538 Urbana Pike	24'
3536 Urbana Pike	23'
3534 Urbana Pike	23'
3532 Urbana Pike	16'-6"
3524 Urbana Pike	24'
<u>3528 Urbana Pike</u>	<u>23'</u>
Average (mean)	20'-6"

Staff finds that the proposed setback (BRL) of 16 feet, and building height of 30 feet are consistent with Section 1-19-7.500 (B)(2-3) of the Zoning Ordinance.

Findings/Conclusions

Based upon the review and analysis as provided above, Staff finds that the Concept Site Development Plan meets the Development Standards within the VC zoning district. Staff will continue to work with the Applicant as the project moves through the Type I Site Development Plan process to address all outstanding items as discussed within the Staff Report. Staff anticipates that the application will meet the site plan review criteria as set forth in §1-19-3.300.4 including items related to site development, transportation, parking, public utilities, natural features, and common areas at the time for formal application.

Other Applicable Regulations

APFO – Chapter 1-20:

The Applicant will be required to meet all Adequate Public Facilities Ordinance (APFO) requirements at the time of Type I Site Development Plan review.

Forest Resource – Chapter 1-21:

The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The plan set outlines the forest conservation mitigation requirements for the 0.45-acre property and the additional off-site limit of disturbance (LOD) proposed by this activity. The site contains no existing forest. The Applicant proposes to mitigate for the 15% afforestation requirement (0.07 acres) by payment of fee-in-lieu. FRO mitigation

must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Historic Preservation – Chapter 1-23:

No existing historic or cultural resource is adversely affected by the proposed Concept Site Plan.

Findings/Conclusions

The Applicant will be required to address these other applicable regulations as part of the Type I Site Development Plan approval process moving forward after this Concept Site Development Plan has been approved.

RECOMMENDATION

Staff recommends that the Planning Commission approve this Concept Site Development Plan with the following conditions to be addressed at Site Development Plan application.

1. Planning Commission approval of proposed building footprint of 3,700 s.f. as depicted on the Urbana One LLC Concept Site Development Plan.
2. Planning Commission approval of the setbacks and maximum building height as proposed on the Concept Plan and as established based on existing adjacent and facing structures in the vicinity as follows:

Maximum Height:	30 feet
Front yard Setback:	17 feet (minimum)
Side Yard Setback:	7 feet (minimum)
Rear Yard Setback:	54 feet

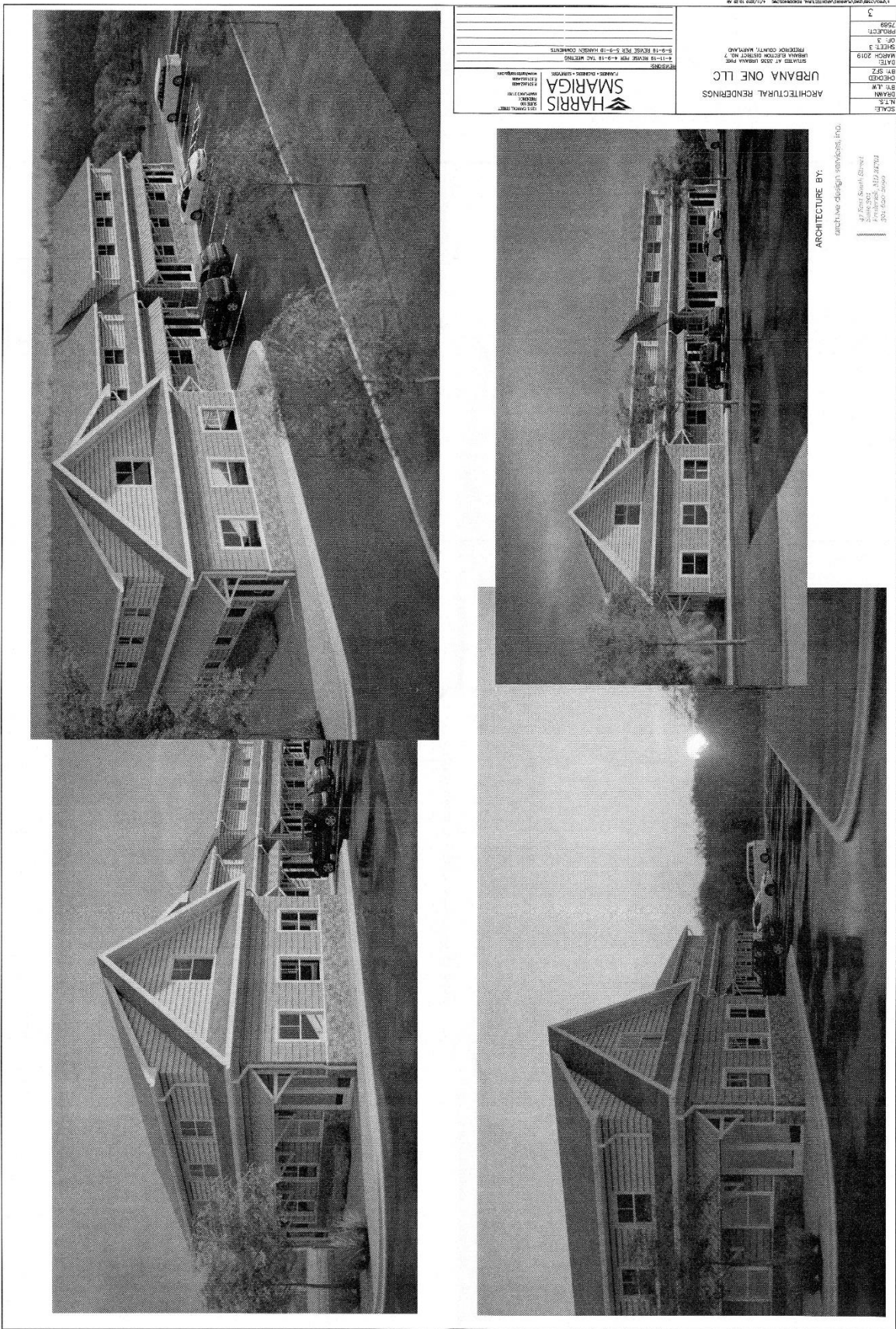
3. Comply with all agency comments through the completion of the project.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** Concept Site Development Plan #SP03-7 (AP-19347) for the proposed **Urbana One** with conditions as specified in the Staff Report.

EXHIBITS – Project Renderings



Urbana One – Concept Site Development Plan
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